



## 15 Millbrook Way , Cheadle, ST10 1XW

\*\* THREE BEDROOMS \*\* EN-SUITE \*\* INDIAN STONE PAVED GARDEN \*\* PEACEFUL CUL DE SAC LOCATION \*\* 360 TOUR AVAILABLE \*\*

The property features a guest cloakroom and a lounge with a lovely fireplace and front bay window, offering plenty of natural light. The kitchen/diner spans the rear of the house with fitted cupboards and a family dining area. A utility room leads to a partially converted garage family room.

On the first floor, there are three bedrooms with en-suite to master and a family bathroom with a three-piece suite. The Indian stone paved rear garden is perfectly low maintenance.

Millbrook Way forms part of a quiet cul-de-sac on a popular family estate yet is still within walking distance of Cheadle Towns shopping facilities, excellent schools and recreational amenities. For those looking to travel further afield there is the A50 Stoke - Derby Link Road and M6 Motorway Network system nearby.

Asking Price £325,000

# 15 Millbrook Way , Cheadle, ST10 1XW



Hallway

Family Bathroom

Lounge

Outside

Cloaks/WC

Kitchen/Diner

Utility Room

Family Room (Partially Converted  
Garage)

Landing

Bedroom One

En-suite

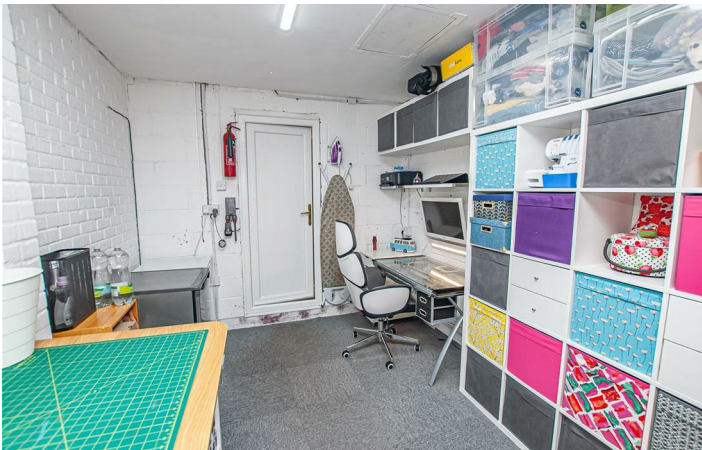
Bedroom Two

Bedroom Three

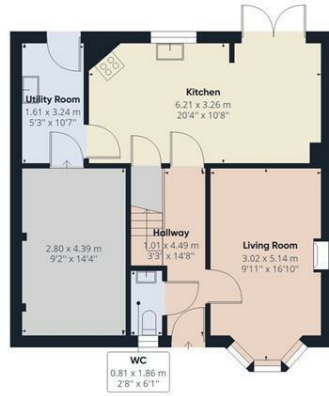


[Directions](#)





Floor Plan



**Approximate total area<sup>(1)</sup>**  
97.81 m<sup>2</sup>  
1052.85 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	